

2801 Marshall Court

Madison, WI 53705



Space Available
24,500 SF Mixed-Use Building

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Property Overview

Building Size	24,500 SF
Stories	2
Year Built	2019
Current Use	Mixed-use building (Restaurant, Daycare, Office)
Parking	64 underground stalls 15 surface stalls for lease
Parcel Size	0.48 acres
Zoning	C-3
Municipality	Village of Shorewood Hills
Pricing	Contact broker for pricing

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Restaurant Space: ~6,500 SF

Dining Area

- 128 person capacity
- Furnished with chairs, tables and booths

Event/Banquet Space

- ~ 1,200 SF
- 75 person capacity
- Tables and chairs included

Patio

- ~ 1,500 SF outside patio
- 100 person capacity
- Tables and chairs included

Bar Area

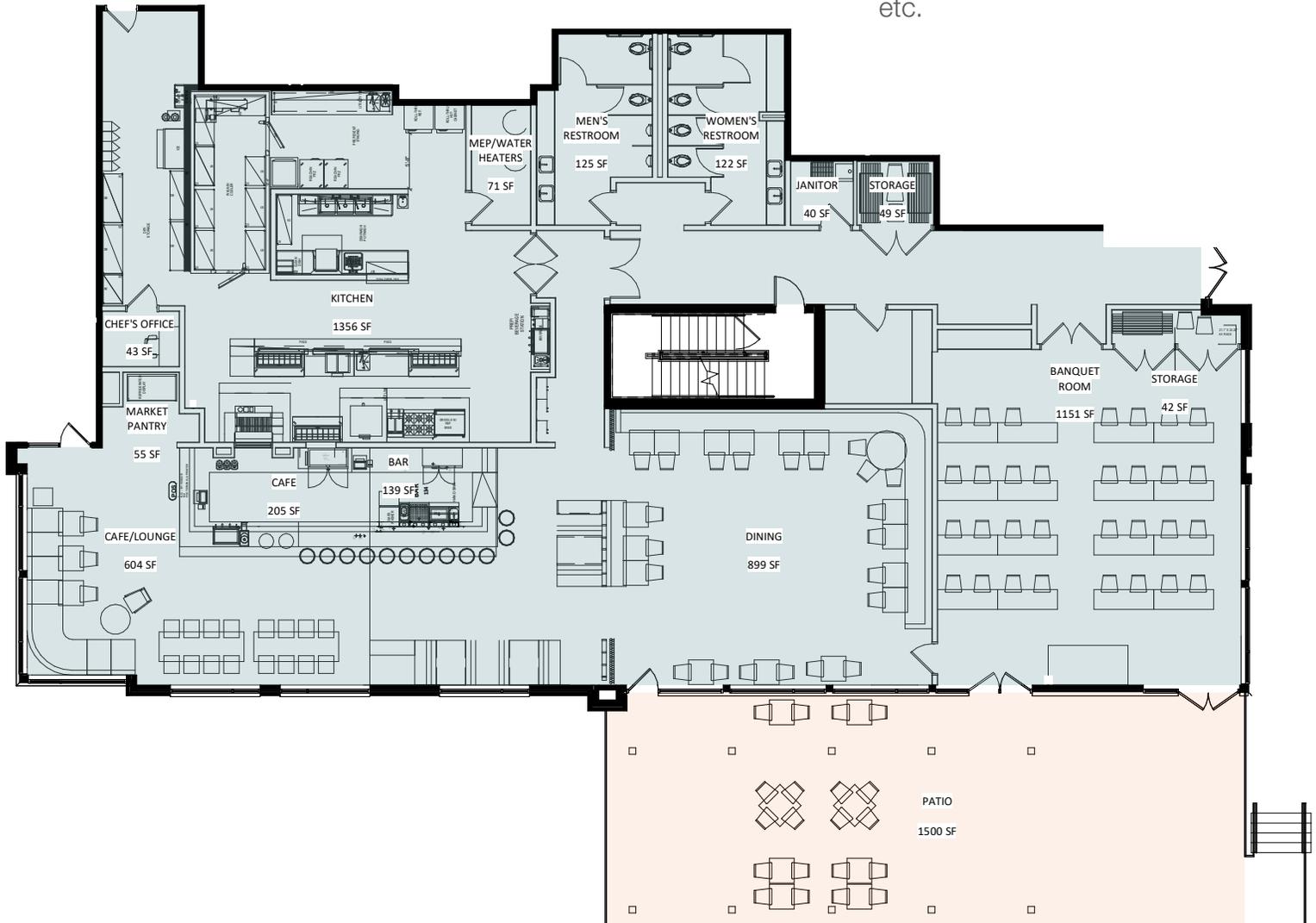
- Refrigeration system
- Dispensing system
- Sinks
- Ice bins

Café Area

- Cappuccino machine
- Coffee grinder
- Refrigeration
- Self-serve display cabinets

Kitchen

- Walk-in cooler
- Reach-in freezer
- Char broiler/Rotisserie
- Gas convection oven
- 36" gas range
- Griddle
- Exhaust fans, make-up air units, and hoods
- Fire suppression systems
- Sinks and dishwashers
- Storage, tables, shelving, counter tops, etc.
- A full complement of pots, pans, trays, dishes, glassware, silverware, etc.



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Restaurant/ Event/ Patio Space



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Daycare Space: ~3,000 SF

Capacity: 50 kids

Playgrounds: 2 outdoor playgrounds (total ~1,600 SF)

Classrooms: 4

Nest Room

- Ages 12 months to 2 years
- Max capacity - 8 children
- 542 SF

Grove Room

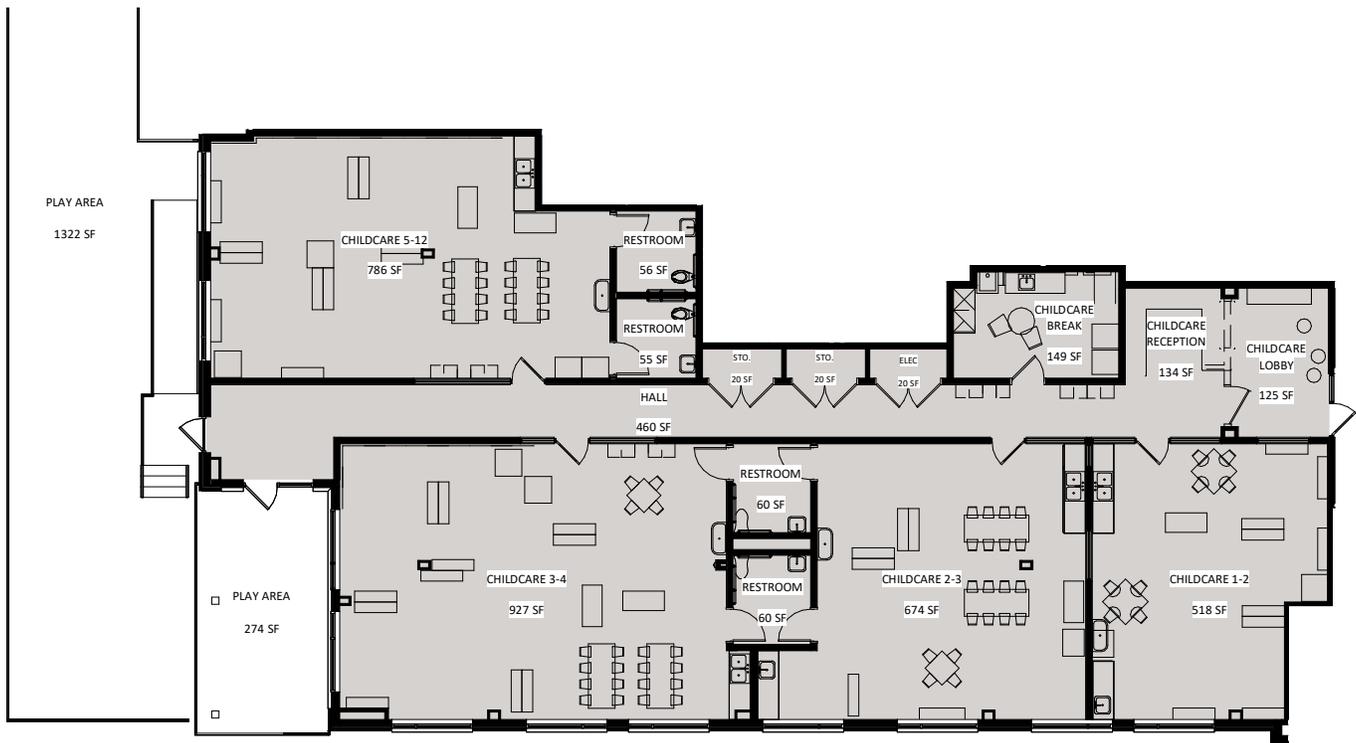
- Ages 4 years to 5 years
- Max capacity - 20 children
- 916 SF
- 2 bathrooms w/ Meadow

Meadow Room

- Ages 2 years to 3 years
- Max capacity - 12 children
- 649 SF
- 2 bathrooms w/ Grove

Mountaintop Room

- Ages 3 years to 12 years
- Max capacity - 10 children
- 758 SF
- 2 bathrooms (1 designated for staff use)



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Daycare Space



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Office Space: ~ 12,000 SF

Fully furnished/turn-key office space

Work Space

- Private Offices:** 28
 - 15 Standard
 - 10 Large/Executive
 - 3 Phonebooth Rooms
- Conference Rooms:** 4
- Open Work Areas:** 2
- Collaboration Nooks:** 3

Other

- Dedicated Workplace Lounge
- Reception Area
- Mother's Room
- Copy/Mail Room
- Pantry/Breakroom
- Storage Closets



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Office Space

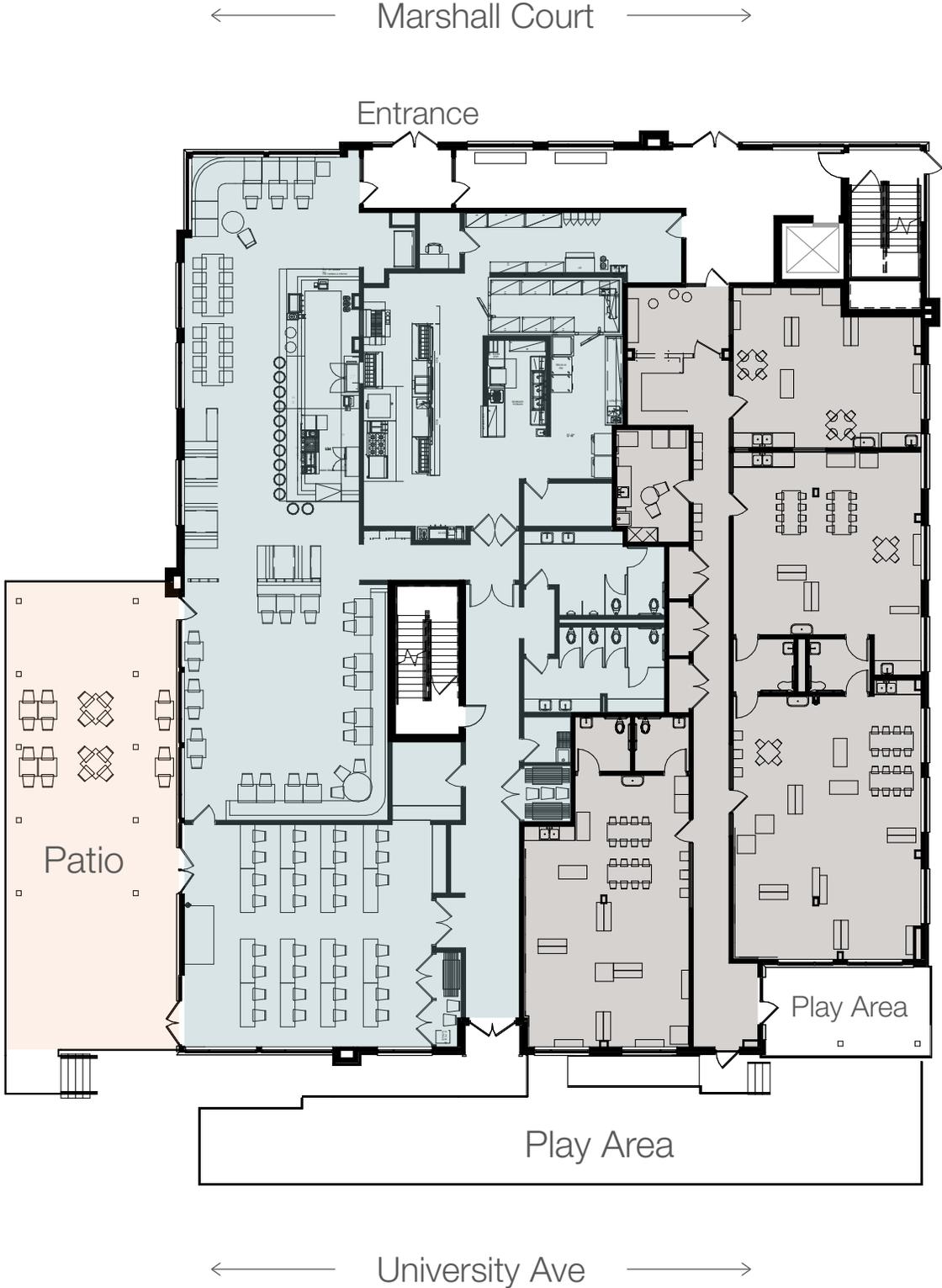


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Floor Plates - Ground Floor

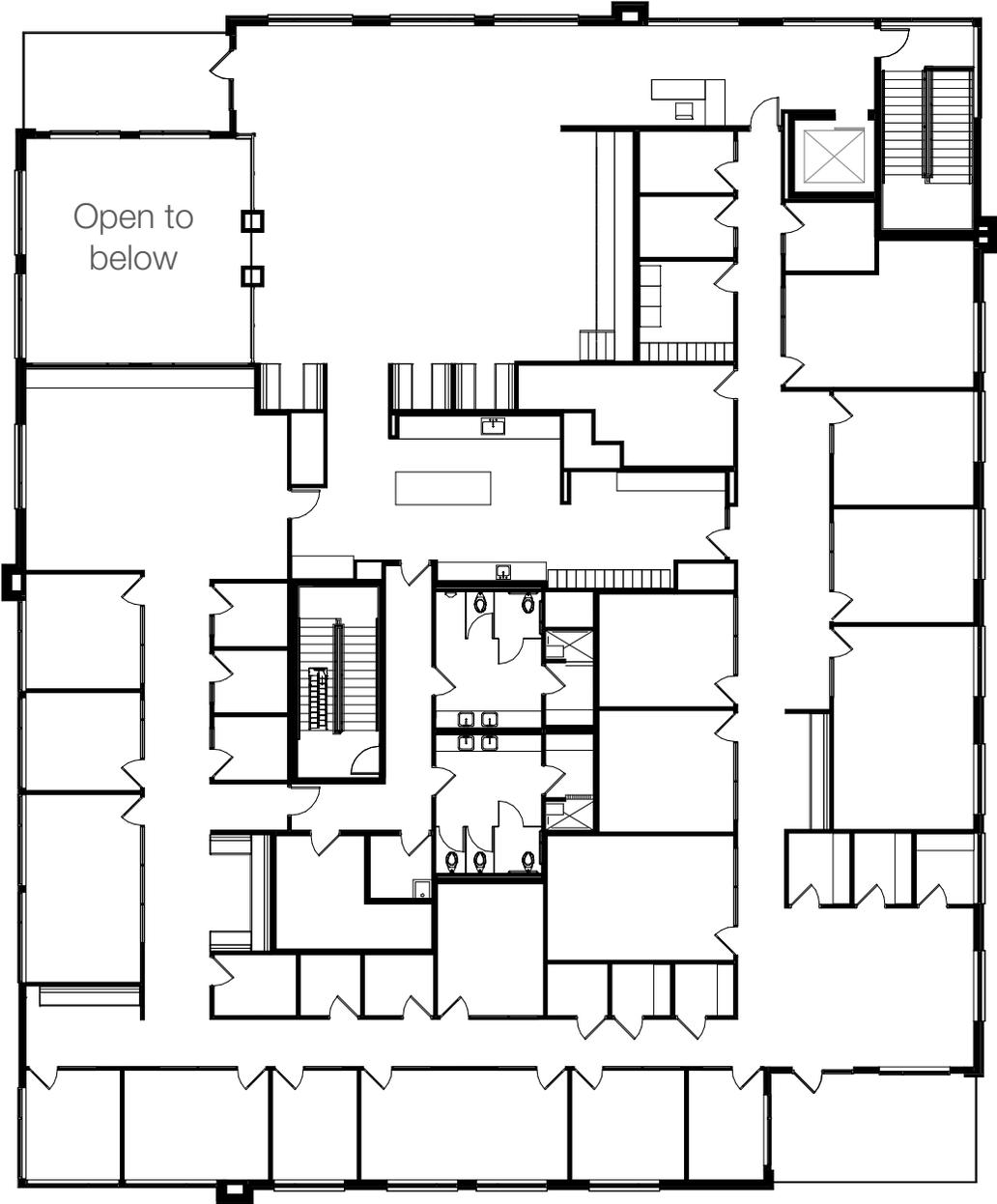


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Floor Plates - Second Floor



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Area Amenities

Retail

Hilldale Shopping Center
Madison Yards
Target
Apple
Anthropologie
Lulu Lemon
Macy's
Free People
LL Bean

Grocery

Whole Foods
Metcalf's Market
Metro Market

Restaurants

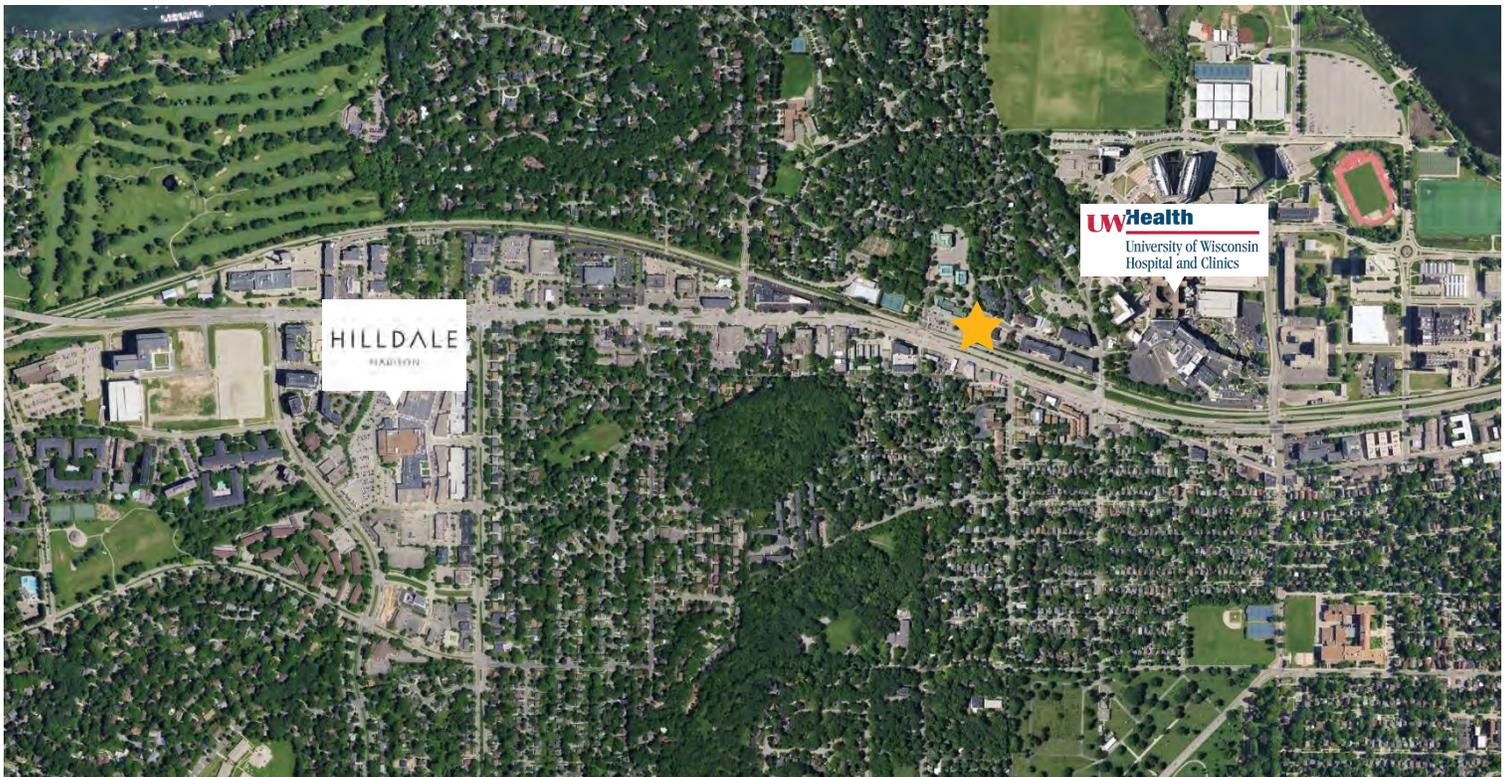
Great Dane Pub
Crumbl Cookies
Shake Shack
Pasture and Plenty
Forage
Panera Bread
Noodles & Co.
Chipotle
Amara
Ancora
Starbucks
Café Hollander
BarTaco
Dairy Queen
La Brioche
Bagels Forever
Lombardino's
Muramoto
Jimmy John's

Lodging

SpringHill Suites Marriott
Best Western Plus

Other

Blackhawk Country Club
VA Hospital
American Family Children's Hospital
UW Health University Hospital
West High School
Shorewood Hills Elementary

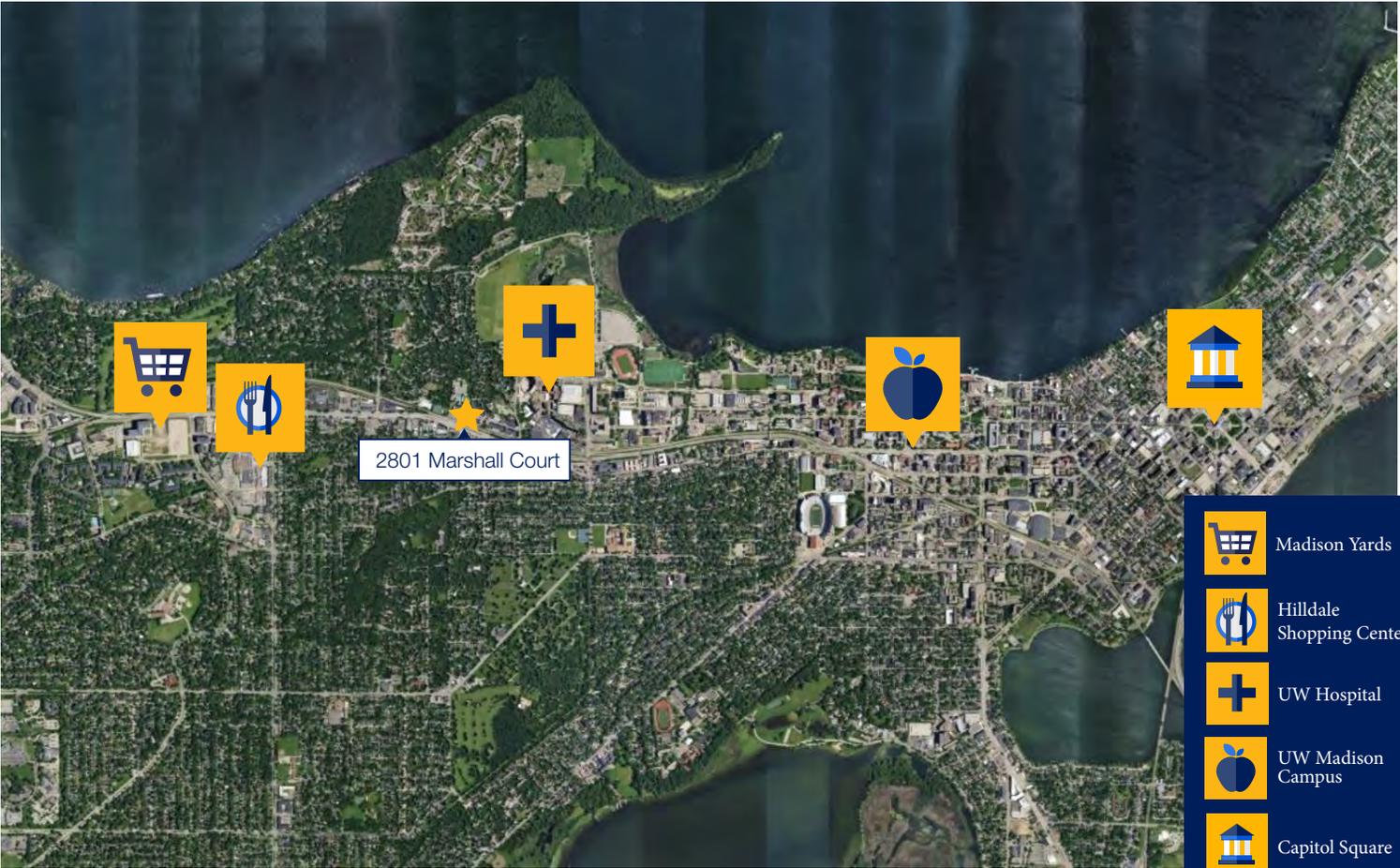


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Aerial View & Proximity Map



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